



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST
 Replat existing four (4) lots into two lots. Proposed replat will eliminate the current encroachment of the existing house on one of the lots and will create a single lot for the house.

APPLICATION INFORMATION

Applicant: Antonio A. Rivera	Phone: 505-507-0390
Address: P.O. Box 105	Email: tarivera1015@gmail.com
City: Tomé	State: N.M.
Professional/Agent (if any):	Zip: 87060
Address:	Phone:
City:	Email:
State:	Zip:
Proprietary Interest in Site:	List all owners:

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots 13, 14, 15, 16	Block: 8	Unit:
Subdivision/Addition: John Baron Burg Park Addition	MRGCD Map No.:	UPC Code: 101305917006831601
Zone Atlas Page(s): H-13	Existing Zoning: R1A	Proposed Zoning: R1A
# of Existing Lots: 4	# of Proposed Lots: 2	Total Area of Site (Acres): .3214

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 22nd St. N.W.	Between: Aspen	and: I-40
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
 PR-2021-005980

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Antonio A. Rivera</i>	Date: 10/13/2021
Printed Name: Antonio A. Rivera	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Proposed Final Plat
 - Design elevations & cross sections of perimeter walls
 - Copy of recorded IIA
 - Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

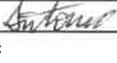
- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
 - Sidewalk Exhibit and/or cross sections of proposed streets
 - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - Proposed Infrastructure List, if applicable
 - Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
 - Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan
 - Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
Signature: 	Date: 10/18/2021
Printed Name: Antonio A. Riveja	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

October 19, 2021

CITY OF ALBUQUERQUE
Design Review Board
Albuquerque, NM

SUBJECT: PR-2021-005980

PROJECT NAME – Lots 13A and 16A, Block 8, John Baron Burg Park Addition

To Whom it may concern:

A replat of the four (4) existing lots numbered 13, 14, 15, and 16 in Block 8 of the John Baron Burg Park addition into two (2) new lots is requested for the following reasons and purposes – (a sketch plat was presented to the DRB on September 16, 2021):

1. An existing house is currently situated such that the building runs across the lot line between lots 13 and 14, and the house sits completely across lot 14 (in the north-south direction).
2. The existing house is currently situated such that the building also runs across the lot line between lots 14 and 15, and the house encroaches approximately six (6) feet onto the southern portion of lot 15.
3. The current property owner of the four (4) lots seeks to sell lots 15 (that has the existing encroachment described above) and lot 16.
4. The requested replat as outlined in the supporting documents would remedy the current problem of the existing house sitting entirely across two lots and partially onto a third lot by creating a single lot with the house situated such that it would be in conformance with current Zoning related building setbacks.

Thank you for consideration of this request.

Antonio (Tony) A. Rivera -



September 23, 2021

City of Albuquerque

Attention:

Ms. Jolene Wolfley
Chair, Development Review Board
City of Albuquerque - Planning Department

Charles Maestas
Zoning Plan Examiner
City of Albuquerque

Jeanne Wolfenbarger, PE
Transportation Development Department
City of Albuquerque

To Whom It May Concern:

This letter authorizes Antonio Rivera, (managing member for Real Estate Venture Alliance, LLC) to represent and act as Agent for the undersigned Property Owners of Lots 13, 14, 15, and 16 of Block 8 of the John Baron Burg Park addition within the City of Albuquerque, Bernalillo County, NM with regard to the design, preparation of documents, submittal of applications, and execution of all necessary documents and steps pertaining to the regulatory and permitting processes with the City of Albuquerque for the Revised Platting of the aforementioned properties.

If you have any questions, please do not hesitate to contact either one of us.

Scott Leete Sharot  dotloop verified 09/27/21 8:55 PM MDT JFLU-XMZG-33PK-NL1E - (Property Owner)

phone () 505-908-0574

mailing address 2115 Aspen Ave NW, Albuquerque, NM 87104

Dale Katherine Harris  dotloop verified 09/27/21 9:08 PM MDT URQE-SGZZ-CGM2-H1Z4 - (Property Owner)

phone () 505-908-8114

mailing address 2115 Aspen Ave NW, Albuquerque, NM 87104



VICINITY MAP
NOT TO SCALE
ZONE ATLAS MAP
H-13-Z

DISCLAIMER

In preparing this plat, Public Service Company of New Mexico (PSCN) and New Mexico Gas Company (NMGC) have conducted a field survey of the property shown on this plat. The plat is based on the field survey and the plat is not intended to be used as a legal document. The plat is not intended to be used as a legal document and the plat is not intended to be used as a legal document.

- Public Utility Examinations shown on this plat are granted for the commission and joint use of:
- Public Service Company of New Mexico (PSCN), New Mexico Gas Company (NMGC), New Mexico Electric (NME), for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related equipment.
 - New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities.
 - Quest Corporation (Quest) for the installation, maintenance and service of such lines, cables, and other related equipment and facilities necessary to provide communication services.
 - Quest for the installation, maintenance and service of such lines, cables, and other related equipment and facilities necessary to provide communication services.

located in the right to build, rebuild, reconstruct, reconstruct, locate, relocate within the easement, drainage, remove, replace, modify, remove, operate and maintain facilities for easement described above, together with the access to, from, and over and under easement, with the right and privilege of going over, over and across adjoining lands of Center for the purpose and use herein set forth. The right to use the easement for the purpose of the easement shall be subject to the right of the owner of the land to use the land for other purposes, with the right and privilege to drain and remove trees, shrubs or bushes which interfere with the purpose of the easement. No building, sign, post (aboveground or belowground), tent, tub, concrete or wood pile, driveway or other structure shall be erected or constructed on the easement, nor shall any well be drilled or operated on the easement. The easement shall be subject to the right of the owner of the land to use the land for other purposes, with the right and privilege to drain and remove trees, shrubs or bushes which interfere with the purpose of the easement.

Examinations for electric, telegraph, telephone, or postoffice, shall extend ten (10) feet in front of the structure and ten (10) feet in back of the structure.

SOLAR NOTE:
The owner of this plat shall be subject to a building restriction, covenant, or other limitation prohibiting solar collectors from being installed on buildings or erected on the lot or parcel within the area of the proposed plat. The foregoing equipment shall be a condition to approval of this plat for subdivision.

SURVEYOR'S CERTIFICATION

I, Thomas W. Fritsch, New Mexico Professional Surveyor No. 12851, hereby certify that this plat was prepared from an actual ground survey performed by me or by a duly licensed assistant surveyor under my direct supervision and that the plat is correct in accordance with the laws of the State of New Mexico. The plat conforms to the requirements for subdivision as set forth in the Uniform Subdivision Act and the Uniform Land Use Regulation Enforcement Act and the Uniform Land Use Regulation Enforcement Act.



Thomas W. Fritsch
New Mexico Professional Surveyor No. 12851
Date: 10-15-2021

PURPOSE OF PLAT:

The purpose of this plat is to subdivide into (1) building lots (10) feet wide, general in character, and (2) to provide additional rights to the City of Albuquerque.

FREE CONSENT AND RESTRICTIONS:

The undersigned owners and proprietors of the premises represented herein do hereby certify and affirm that this plat and declaration is created with our free will and consent in accordance with our expressed wishes and desires.

By: *John Baron Burg Park*
John Baron Burg Park
10/14/21

By: *John Baron Burg Park*
John Baron Burg Park
10/14/21

ACKNOWLEDGMENT:

State of New Mexico
County of Bernalillo

The foregoing instrument was acknowledged before me this 14th day of October, 2021, by John Baron Burg Park, as the owner of the above described premises.

My commission expires: 2/13/2025

ACKNOWLEDGMENT:

State of New Mexico
County of Bernalillo

The foregoing instrument was acknowledged before me this 14th day of October, 2021, by John Baron Burg Park, as the owner of the above described premises.

My commission expires: 2/13/2025

NOTES:

- The lot of building is the NW corner of Lot 13A, Block 8 and ADSS Station 2-115, as measured with the "Trimble V50" GNSS RTK Virtual Reference System. Readings for New Mexico State Plane Northings, Central Zone 5002, NAD83. Distances are given in feet.
- Boundary and distance: **Notes 1, 2 are per record plat of John Baron Burg Park recorded February 11, 1921, Vol. 42, Folio 44.**
- Documents used (see file in Bernalillo County Clerk's office):
 - Part of John Baron Burg Plat, Recorded 2/16/1923, Vol. C2, Folio 42.
 - Boundary of Lot 13, Block 8, John Baron Burg Park, recorded 8/10/2001, Document 2001020254.
- These properties are located in Zone X, Block 8, covering 0.2% of the total land area of the City of Albuquerque. The City of Albuquerque has approved the plat for subdivision as shown on this plat.
- All easements of record are shown herein.
- A Licensed New Mexico Civil Engineer will need to submit a Grading & Driveway Plan to the City of Albuquerque Highway Section for review & approval prior to subdivision of a building project.
- A DRB Determination was made allowing the existing ten (10) foot wide alleyway along the east side of Lots 13A and 16A in lieu of the twenty (20) foot wide alleyway required by the DPMA. Current Planning Board is a Public Hearing on 2021.
- A DRB Determination was made allowing the existing four (4) foot wide sidewalk bordering Lot 13A and 16A along 2nd Street NW, in lieu of the five (5) foot wide sidewalk required by the DPMA. Determination was approved for the public hearing by the City of Albuquerque Development Review Board in a Public Hearing on 2021.

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico Statute 7-30-44.1

UPC #: 10130591202031001
Lots 13-14, Block 8, John Baron Burg Park, 2113 Aspen

UPCR #: 101305912020431000
Lots 15-16, Block 8, John Baron Burg Park, 2113 Aspen

Bernalillo County Treasurer's Office

FINAL PLAT
Lot 13A and Lot 16A, Block 8
John Baron Burg Park Addition
BEING A REPLAT OF LOTS 13, 14, 15 AND 16 BLOCK 8
JOHN BARON BURG PARK
SITUATE WITHIN R.S.E. N4M.P.M.
TOWN OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2021

SITE DATA:
FEMA Flood Number: 50001C03310
Zone: R-1A
No. of Existing Lots: 4
No. of Lots Created: 2
Area of Existing Lots: 0.1148 ac.
Area of Undeveloped Right-of-Way: 0.0053 ac.

Case Number: 20210100005

PLAT APPROVAL

UTILITY APPROVALS:

New Mexico Gas Company: 10/18/2021
Quest Corporation (Quest): 10/18/2021
City of Albuquerque City Engineer / Hydrology: 10/15/2021
City of Albuquerque Transportation Engineer: 10/13/2021
City of Albuquerque Parks & Recreation: 10/18/2021
City of Albuquerque Planning Board: 10/18/2021

CITY APPROVALS:
Leticia A. Bascoban, P.S.
City of Albuquerque Surveyor: 10/18/2021

FINAL PLAT
Lot 13A and 16A, Block 8
John Baron Burg Park Addition

INFO FOR COUNTY CLERK:
Owner: John Baron Burg Park
Plat #: 20210100005
Plat Date: 10/15/2021
Plat Area: 0.1201 ac.
Plat Volume: 0.0053 ac.

COMMUNITY SCIENCES CORPORATION
1001 1st Street NW
Albuquerque, NM 87102
Phone: (505) 243-1000
Fax: (505) 243-1001
Email: info@csccorp.com

FINAL PLAT
Lot 13A and Lot 16A Block 8
John Baron Burg Park Addition

BEING A REPLAT OF LOTS 13, 14, 15 AND 16, BLOCK 8
 JOHN BARON BURG PARK
 SITUATE WITHIN
 PROJECTED SECTION 7, T.15N., R.3E., 14MP.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2021

Legal Description

Lot 16A, including Tract 813, Fraction (1/4), Fraction (1/4), and Section (16), in Block 8, containing Eight (8) John Baron Burg Park, as the same is shown and designated on the plat hereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 14, 1923, in Map Book C2 Page 48.
 Contains 0.2196 ac more or less.



T-115
 Altimeter 2100000
 Administration Station
 NAD83
 N = 180777.837 m
 E = 101380.442 m
 Ground to GCP = 0.000007 m
 Heading Angle = 271.93319°

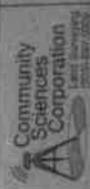


2113/2115 Aspen Avenue, NW
 2113/2115 Aspen Avenue, NW
 2113/2115 Aspen Avenue, NW
 2113/2115 Aspen Avenue, NW
 2113/2115 Aspen Avenue, NW

MONUMENT LEGEND
 1. 1/2\"/>

INFO FOR COUNTY CLERK:
 Clerk: Brad Shook & Dale Adams
 9370007100015401
 Lot 13-14, Block 8
 John Baron Burg Park
 2115 Aspen Avenue, NW
 2115 Aspen Avenue, NW

FINAL PLAT
 Lot 13A and 16A Block 8
 John Baron Burg Park Addition



2

SIDEWALK EXHIBIT

SITE PLAN Lots 13A and Lot 16A John Baron Burg Park

BEING A REPLAT OF LOTS 13, 14, 15 AND 16,
JOHN BARON BURG PARK
SITUATE WITHIN
PROJECTED SECTION 7, T. 10N, R. 3E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
September, 2021

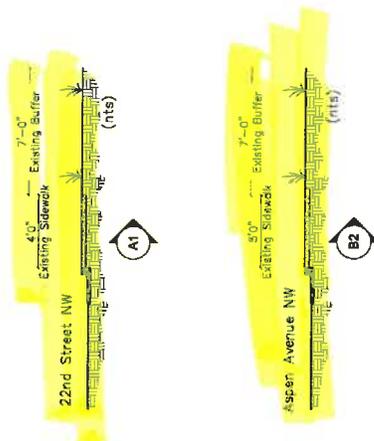
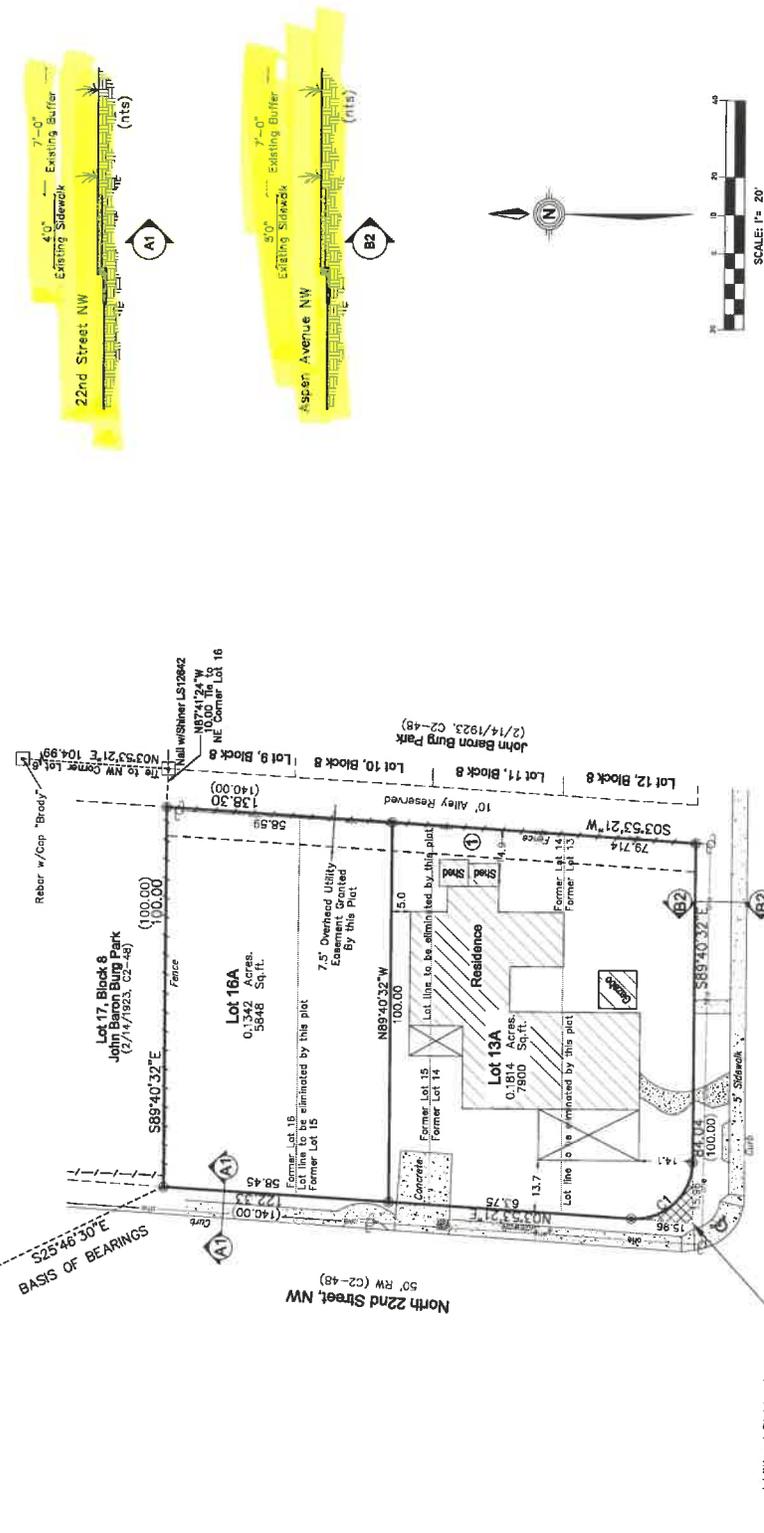
Notes

① Possible vinyl shreds are not on foundations and are not attached to the residence.

Legend

□ PRO PROPERTY CORNER (AS NOTED)
○ OR NAIL W/SHANK (LS 2001)
— WATER METER
— UTILITY/OWNER POLE
— OVERHEAD UTILITY LINE
● SET CONTROL POINT

7_H13
Albuquerque Geospatial Reference Station
NAD83
N = 1495777.857 unit
E = 1513853.442 unit
Ground to Goid = 0.99980760
Mapping Angle = 0° 43' 55"



INFO FOR COUNTY CLERK:

Owner: Scott Shaw & Dale Harris
UPC #: 1015089700021801
Property: Lot 15-14, Block 8,
John Baron Burg Park,
Albuquerque, NM

Owner: Scott Shaw & Dale Harris
UPC #: 1015089700021809
Property: Lot 13A and Lot 16A,
John Baron Burg Park,
Albuquerque, NM

MONUMENT LEGEND

□ FOUND MONUMENT AS NOTED
△ ACS CONTROL STATION
● SET 3/4" REBAR WITH
UPC # PATRICK P52851" UNLESS
OTHERWISE NOTED

2119/2115 Aspen Avenue, NW
60' RW (C2-48)

Additional Right-of-Way to be Dedicated to City of Albuquerque by this plot (0.0013 ac / 56 sq ft)

C1 = 15.00
L = 24.50
C = 21.86
CB = N42°53'35"W
A = 93°33'53"

SITE PLAN
Lots 13A and 16A
John Baron Burg Park

Community Sciences Corporation
1015089700021801
SCALE: 1" = 20'
DATE: 09/20/21
BY: [Signature]

1 of 1

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Lots 13A and Lot 16A John Baron Burg Park

AGIS MAP # H-13-2

LEGAL DESCRIPTIONS: Lots 13, 14, 15 and 16 John Baron Burg Park

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Adrian Cedeno
Applicant/Agent

10-12-21
Date

Ernest Armijo
Hydrology Division Representative

10/14/2021
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on _____ (date).

Applicant/Agent

Date

ABCWUA Representative

Date

PROJECT # PH 2021-005980

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: lots 13A and lot 16A John Baron Burg Park

AGIS MAP # M-13-2

LEGAL DESCRIPTIONS: Lots 13, 14, 15, and 16
John Baron Burg Park

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Applicant/Agent

Date

Hydrology Division Representative

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on _____ (date).

Adrian C. [Signature]
Applicant/Agent

10-12-21

Date

Edwin Bergeron
ABCWUA Representative

10/14/2021

Date

PROJECT # PB 2021-005980

2115 Aspen Ave. NW Public Notice Inquiry

1 message

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "tarivera1015@gmail.com" <tarivera1015@gmail.com>

Tue, Sep 28, 2021 at 11:50 AM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	NM	87104	5204041988	
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	NM	87104		5054635396

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Notification_Minor Subdivision_Lots13-16_Blk 8_John Baron Burg Park Addn

5 messages

Tony Rivera <tarivera1015@gmail.com>
To: dina.afek@gmail.com, jaime.leanos@gmail.com
Cc: Derrick Archuleta <Arch.Plan@comcast.net>

Thu, Oct 14, 2021 at 5:53 PM

To Dina Afek and Jaime Leanos of the Sawmill Area Neighborhood Association:

This is to provide required notification of a Minor Subdivision Plat application for purpose of replating four (4) existing lots into two (2) lots in the John Baron Burg Park Addition.

Attached please find the following documents containing further information pertaining to this Minor Subdivision application:

- CABQ-Official_public_notice_form_11.01.2020
- Zone Atlas Map_H13
- Final Plat_pg2_Lot13a-16a_Bl8_JBBP_21.10.14
- Owner_Authorization_PR-2021-005980

Please acknowledge receipt of this email at your earliest convenience.

Please don't hesitate to contact me by email or phone if you have any questions or concerns.

--
Thank you,

Antonio Rivera (Authorized Agent)
(505) 507-0390

Virus-free. www.avg.com

4 attachments

-  **CABQ-Official_public_notice_form_11.01.2020.pdf**
193K
-  **Zone Atlas Map_H13.pdf**
1585K
-  **Final Plat_pg2_Lot13a-16a_Bl8_JBBP_21.10.14.pdf**
514K
-  **Owner_Authorization_PR-2021-005980.pdf**
53K

Tony Rivera <tarivera1015@gmail.com>
To: Josephine Graf <JosephineGraf@gmail.com>, Kyle Zimmerman <gokyle1@gmail.com>

Thu, Oct 14, 2021 at 11:23 PM

FYI - (Neighborhood Notification sent to required Neighborhood Association Reps)

[Quoted text hidden]

--
Thank you,

Tony Rivera
(505) 507-0390

4 attachments

-  **CABQ-Official_public_notice_form_11.01.2020.pdf**
193K
-  **Zone Atlas Map_H13.pdf**
1585K
-  **Final Plat_pg2_Lot13a-16a_Blk8_JBBP_21.10.14.pdf**
514K
-  **Owner_Authorization_PR-2021-005980.pdf**
53K

Dina Afek <dina.afek@gmail.com>
To: Tony Rivera <tarivera1015@gmail.com>

Fri, Oct 15, 2021 at 2:32 PM

Dear Mr. Rivera,
This is confirmation that SANA received your email notification below.
Sincerely,
Dina Afek
SANA
[Quoted text hidden]

Jaime <jaime.leanos@gmail.com>
To: Tony Rivera <tarivera1015@gmail.com>
Cc: Dina Afek <dina.afek@gmail.com>, Derrick Archuleta <Arch.Plan@comcast.net>

Fri, Oct 15, 2021 at 3:47 PM

Hi Tony,

I got your email and your voicemail. Sorry for not responding sooner, I am a teacher and rarely check my phone during the day.

Let me know if there is anything else I can do for you,

Jaime Leños
SANA President
505-463-5396
[Quoted text hidden]

Tony Rivera <tarivera1015@gmail.com>
To: Jaime <jaime.leanos@gmail.com>

Fri, Oct 15, 2021 at 3:52 PM

Thanks much Jaime. Just wanted to follow up the email w a phone call to confirm you received the email.

Please don't hesitate to call or email me if you have any questions or concerns about our application.
[Quoted text hidden]

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: October 14, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Sawmill Area NA

Name of NA Representative*: Dina Afek / Jaime Leanos

Email Address* or Mailing Address* of NA Representative¹: dina.afek@gmail.com / jaime.leanos@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 2113 / 2115 Aspen Ave. NW , Abq, NM 87104
Location Description Intersection of 22nd St & Aspen Ave NW (NE corner)
2. Property Owner* Dale Katherine Harris / Scott Leete Sharot
3. Agent/Applicant* [if applicable] Antonio Rivera (tarivera1015@gmail.com)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Deviation (Lot Size)

Summary of project/request²:

Proposed replat of 4 existing lots to 2 lots. Lot size Deviation request for one of the new lots. DRB Administrative Determination request to allow existing 4 feet sidewalk width along 22nd St and to allow existing 10 feet Alley width at east side of lots.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Tuesday, September 28, 2021 10:17 AM

To: Office of Neighborhood Coordination <tarivera1015@gmail.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Antonio Rivera

Telephone Number

5055070390

Email Address

tarivera1015@gmail.com

Company Name

Real Estate Venture Alliance, LLC

Company Address

PO Box 105

City

Tome

State

NM

ZIP

87060

Legal description of the subject site for this project:

Lots 13, 14, 15, 16 / Block 8 / John Baron Burg Park Addition

Physical address of subject site:

2115 Aspen Ave. NW 87104

Subject site cross streets:

Aspen Ave. and 22nd St (NW)

Other subject site identifiers:

UPC 101305917006831601 and UPC 101305917007431609

This site is located on the following zone atlas page:

h13

 **Zone Atlas Map_H13_22nd St NW_21.09.03.pdf**
1585K

October 18, 2021

Jeanne Wolfenbarger, PE
Principal Engineer
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: REQUEST FOR ADMINISTRATION DECISION TO MAINTAIN EXISTING WIDTH OF ALLEYWAY LOTS
13A AND 16A, BLCOK 8, JOHN BARON BURG PARK ADDITION
PR 2021-005980**

Ms. Wolfenbarger:

I would like to request an Administrative Decision through staff determination to the DPM for the above mentioned (width of alleyway) in the effort to complete the platting action on the proposed lot consolidation.

The existing alleyway is currently at ten (10) feet, which falls ten (10) foot under the required twenty (20) feet. The Administrative Decision request is to allow the ten (10) feet Alleyway width to remain by DRB Determination. The current alleyway serves as the eastern boundary of the subject property within Block 8. The alleyway is consistent at ten (10) feet along the eastern boundary of the property and throughout Block 8 within the John Baron Burg Park Addition. Although not meeting current City standards in terms of width, the alleyway itself has been taken over by mature vegetation interfering with its intended function. Further, the Alleyway is not accessible by vehicles from the north end of the block as there is no existing vehicular way/easement/alleyway.

The purpose of the subject application is to remove internal lot lines and reduce the number of lots from four to two. The end result is to eliminate potential redevelopment and reinvestment issues with the intent to rehabilitation of the properties upon completion of the lot consolidation. The properties are currently development with a single family residence with intentions of constructing another single family residence within the proposed vacant lot.

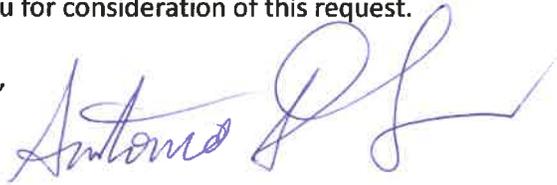
The John Baron Burg Park Addition was platted in 1923 with an average of ten (10) foot wide alleyways throughout the entire subdivision. The function of the alley over time has evolved into an area where intended access has been interfered by vegetation and over time mature trees which blocks any access to affected properties. Achieving the alleyway standard of twenty (20) feet and intended function would create a challenge, as it would require the removal and clearing of several decades worth of trees and vegetation. Any efforts to re-establish its original intent will disrupt the vegetation buffer it provides today between existing properties along the alleyway.

The application has achieved all other requirements of the DRB, which also include a lot size deviation before Code Enforcement. The only remaining issue is the ten (10) foot staff determination request to the current twenty (20) foot alleyway standard. As previously mentioned, not achieving the current standard necessitates the subject administrative decision and is supported due to the current function of the alleyway as an existing buffer of vegetation between properties. The associated challenge and process of mature vegetation removal will have impact on several properties. The existing ten (10) foot width is the established neighborhood character of both the subject and adjacent properties.

Approval of the Administrative Decision will allow the applicant the completion of the lot consolidation and proceed with redevelopment of the properties.

Thank you for consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Antonio P. S.", written in a cursive style.

JOHN BARON BURG PARK,

82-41
128k

BEING A RE-DEVELOPMENT OF THE TRACT OF LAND FORMERLY OWNED BY M. S. OTERO, AND LATER CALLED "THE LUDWIG ADDITION TO THE CITY OF ALBUQUERQUE" BY PLAT, SHOWING A SUBDIVISION THEREOF, AS FILED OF RECORD IN

BERNALILLO COUNTY, NEW MEXICO, NOVEMBER 15, 1911, AND BEING PART IN PRECINCT 19 AND PART IN PRECINCT 35 OF SAID COUNTY, AND BOUNDED ON THE WEST BY THE MAIN PUBLIC ROAD FROM OLD ALBUQUERQUE TO LOS BURQUEAS.

Know All Men by these Presents:— That El Dorado Investment Company, a Corporation Organized and doing business under the Laws of New Mexico, owner of the lands and property, the Subdivision of which is properly hereon represented, has caused such subdivision to be made and the lines and boundaries in accordance therewith to be established and marked on the ground, for the purposes as aforesaid, and the names, as delineated hereon, are hereby given and forever dedicated to the public use as such.

In Witness Whereof, the said EL DORADO INVESTMENT COMPANY has caused this Instrument to be Executed in its Corporate name, by its President, Attested by its Secretary, and its Corporate Seal to be affixed this 10th day of February, A. D. 1925.

EL DORADO INVESTMENT COMPANY.
by *Frederick K. Howell* President
Secretary.

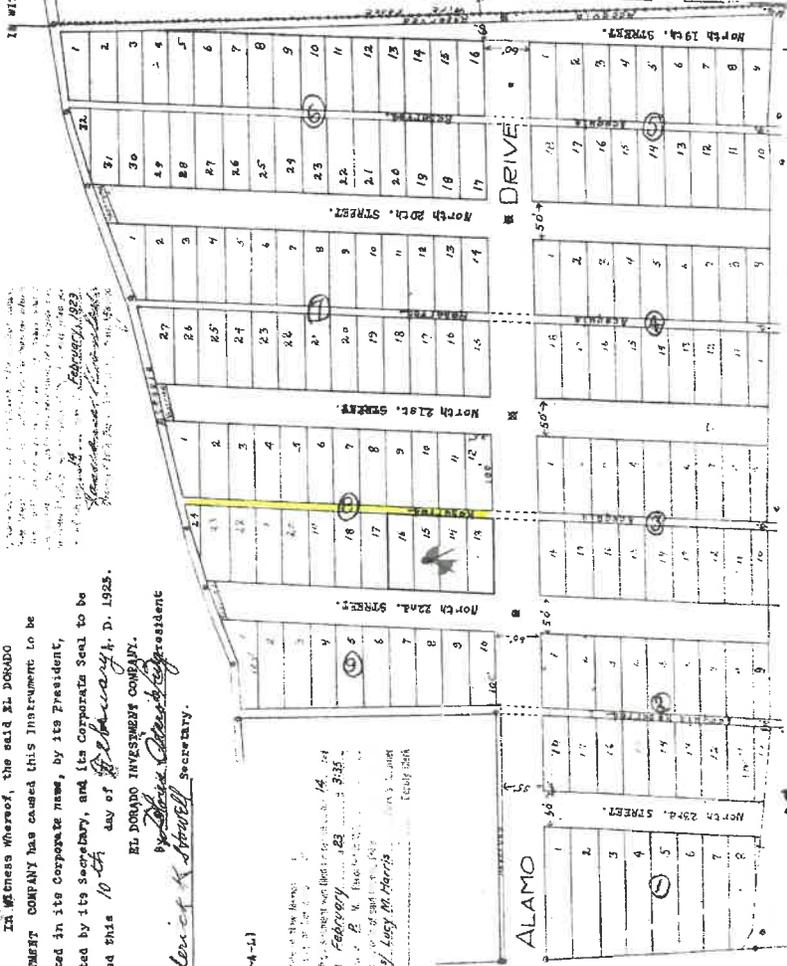
Site.— From the South-East Corner of this Tract, the North-East Corner of the Bernalillo County Court-House bears S. 11° 00' E., 2170 Feet distant.

NOTE.— Street-Centers are set and are indicated at the four Street Intersections on this Plat.

Surveyed by C. W. King, C. S.
Re-platted January 27, 1925.

State of New Mexico)
County of Bernalillo) ss. On this 10th day of February, A. D. 1925, before me, a Notary Public in and for said County, personally appeared Dolores Otero de Burg, to me personally known, who being duly sworn by me, did say that she is the President of EL DORADO INVESTMENT COMPANY, and that the Seal affixed to the foregoing Instrument is the Corporate Seal of said Corporation, and that said Instrument was signed and sealed on behalf of said Corporation by Authority of its Board of Directors, and said Dolores Otero de Burg acknowledged said Instrument to be the Free Act and deed of said Corporation.

In Witness Whereof, I have hereunto set my hand and notarial Seal this day and year last above written.
Dolores Otero de Burg
Notary Public in and for said County and State.
My Commission Expires January 14, 1928.

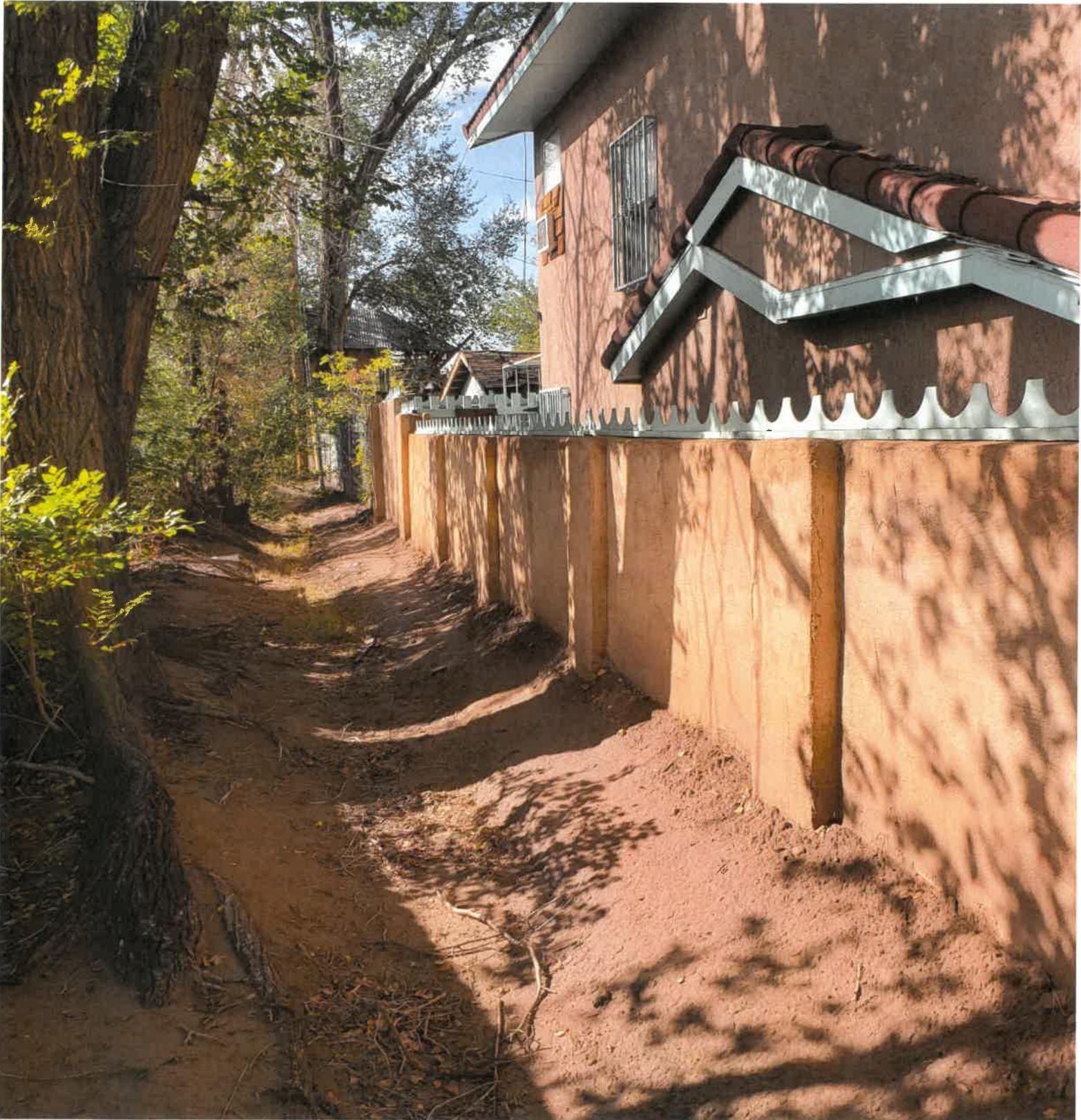


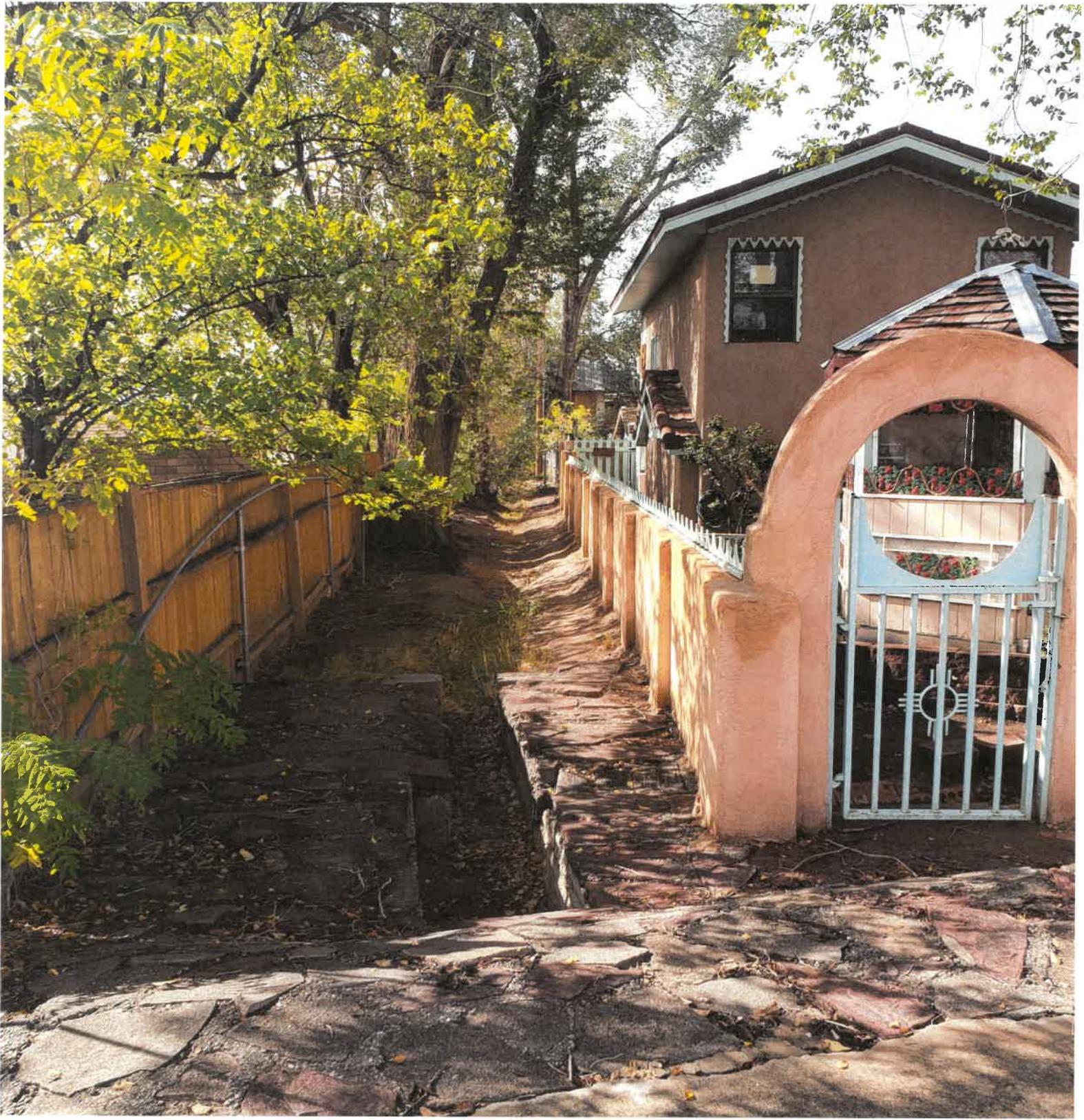
Re-platted by
Jay Insley



Scale: 1" = 100' Feet.

82-41











October 18, 2021

Jeanne Wolfenbarger, PE
Principal Engineer
Development Review Board
600 2nd St NW
Albuquerque NM

RE: REQUEST FOR ADMINISTRATION DECISION TO MAINTAIN EXISTING WIDTH OF SIDEWALK FOR 22ND STREET NW FOR LOTS 13A AND 16A, BLOCK 8, JOHN BARON BURG PARK ADDITION PR 2021-005980

Ms. Wolfenbarger:

I would like to request an Administrative Decision waiver through staff determination to the DPM for the above mentioned (width of sidewalk) in the effort to complete the platting action on the proposed lot consolidation.

The existing sidewalk is currently at four (4) feet which falls one (1) foot under the required five (5) feet. The waiver request is for one (1) foot through Administrative Decision. The current sidewalk is along 22nd Street where the subject property is located, is consistent at four (4) feet which exists along the western boundary of the property. Although not meeting current City standards, the sidewalk has functioned effectively and consistently in this area at four (4) feet as it transitions north towards more residential development in a subdivision that was originally platted in 1923.

Subject to DPM Chapter 2-9(B)(2)(i) Criteria for Waiver from IDO Sidewalk Standards

- (1) The installation of the extra one (1) foot will not contribute to the public welfare in that the existing sidewalk functions effectively along the western boundary of the property. The sidewalk is well defined without gaps and continues at the same width as it transitions towards primarily residential development establishing flow and continuity along this portion of 22nd Street towards the Old Albuquerque Ditch just south of Interstate 40.
- (2) The existing sidewalk appears to provide sufficient right-of-way to meet minimum ADA or PROWAG guidance in that all properties along this portion of 22nd Street north towards Interstate 40 reflect a similar width with the assumption that this criteria is met or at least adequate in this residential area.
- (3) The sidewalks along 22nd Street are consistent with the subject property in terms of width. They appear to function effectively as they are located where they are well defined along the subject property maintaining a smooth and effective transition between properties. Existing sidewalk width in this area transition smoothly from property to property at the same width accommodating the utility pole along the property.

The existing four (4) foot wide sidewalk currently exists at this width both north and south of 22nd Street in this immediate area. The existing width reflects consistency with:

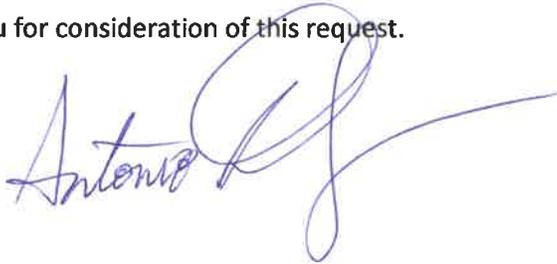
- Established neighborhood character of both the subject and adjacent properties,
- Public safety, health or welfare in that there isn't a gap in sidewalk along the subject property,

- Existing width will not cause significant material adverse impacts on surrounding properties in that they all appear to be the same width,
- The sidewalk at it's current width will not materially undermine the intent and purpose of the IDO or the applicable zoning district in that existing development is permissive in the underlying zone,
- The waiver will not affect required development standards of the underlying zone as it is seeking a one (1) foot waiver for an existing sidewalk.

Although not meeting current City standards, the overall outcome will allow for the completion of the proposed lot consolidation reflecting the existing sidewalk that not only exists along the subject property but in the immediate area as well.

Thank you for consideration of this request.

Sincerely,



SITE PLAN
Lots 13A and Lot 16A
John Baron Burg Park
BEING A REPLAT OF LOTS 13, 14, 15 AND 16,
JOHN BARON BURG PARK

SITUATE WITHIN
 PROJECTED SECTION 7, T. 10N, R. 2E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 September, 2021

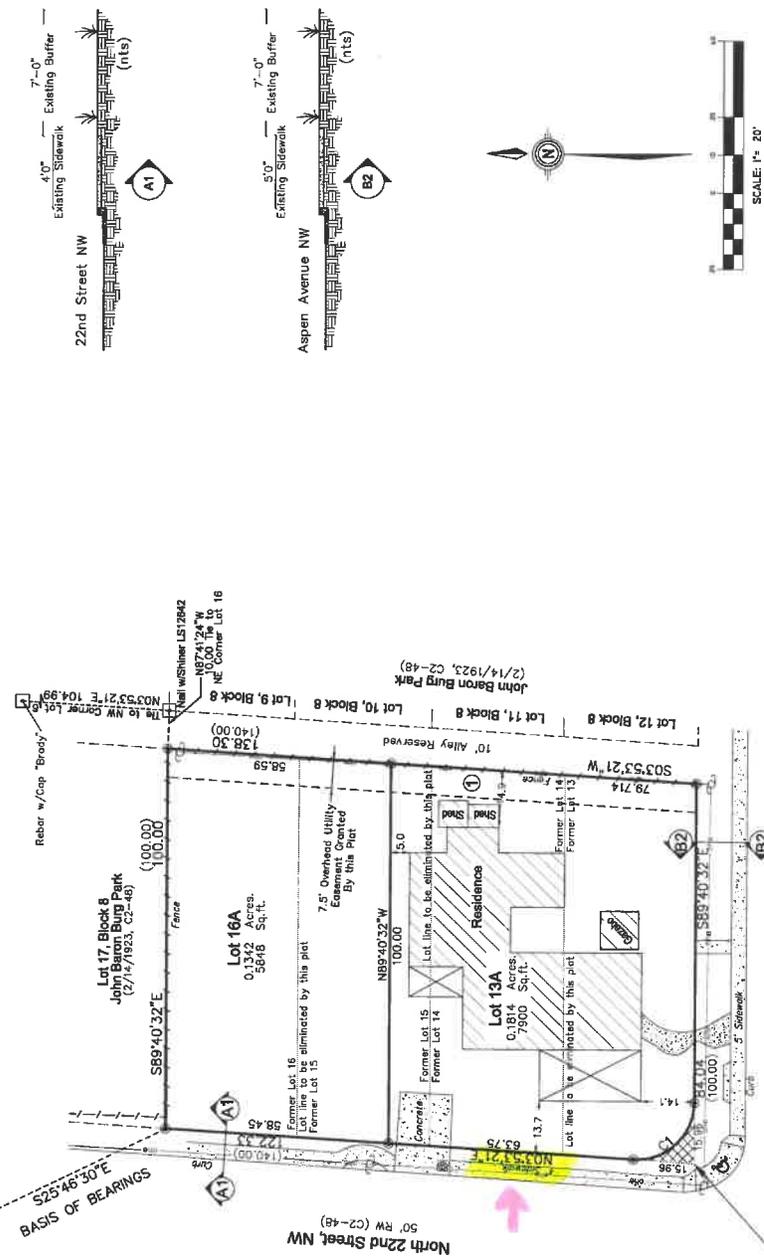
Notes

① Portable vinyl sheds are not on foundations and are not attached to the residence.

Legend

- FID PROPERTY CORNER (AS NOTED) OR NAIL W/SPANNER (LS 2851)
- WATER METER
- UTILITY/OWNER POLE
- OVERHEAD UTILITY LINE
- SET CONTROL POINT

7_H13
 Albuquerque Geodetic Reference Station
 New Mexico State Plane Coordinates
 N = 1468772.587
 E = 1513953.442
 Ground to Grid = 0.999684780
 Mapping Angle = -0°4'35.58"



Additional Right-of-Way to be Dedicated to City of Albuquerque by this plot (0.0013 ac / 56 sf)

2113/2115 Aspen Avenue, NW
 60' RW (C2-48)

C1 = 15.00
 L = 24.50
 C = 21.86
 CB = N42°53'35"W
 A = 93°33'53"

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH "PATRICK #512851" UNLESS OTHERWISE NOTED

INFO FOR COUNTY CLERK:

Owner: Scott Street & Daley Home
 UPC #: 013069170083101
 Property: Lots 13-14, Block 8, John Baron Burg Park, 2115 Aspen, Albuquerque, NM

Owner: Scott Street & Daley Home
 UPC #: 013069170083100
 Property: Lots 15-16, Block 8, John Baron Burg Park, 2115 Aspen, Albuquerque, NM

SITE PLAN
 Lots 13A and 16A
 John Baron Burg Park

DATE: 01/12/2021
 SCALE: 1"=20'
 DRAWN: BGS/RYN
 APPR: BGS/RYN

1 of 1

Community Sciences Corporation
 (505) 887-0000



